

108 Mellis Circuit, Alstonville

Rental Appraisal

19th October 2026

To Whom it May Concern,

Thank you for the opportunity to provide you with a current appraisal. As requested, I have considered the potential leasing of the property based on current market conditions and recently leased comparable properties.

Given a suitable marketing program and current market conditions, we believe the house could achieve in the vicinity of \$700 - \$750 per week.

Recent closest comparables;

2 Stanley Park Road, Wollongbar - 3 Bed, 1 Bath, SLUG, Shed Leased May 2026 for \$700 per week

10 Whipps Avenue, Alstonville - 3 Bed, 1 Bath, DLUG Leased April 2026 for \$720 per week

17 Parklands Drive, Alstonville - 4 Bed, 1 Bath, SLUG Leased July 2026 for \$750 per week

If you have any questions or would like to discuss your leasing options further, please don't hesitate to contact me.

Kind Regards,



Lachlan Pearce
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Encl. Please note this is an appraisal only and not to be taken as a formal valuation. This appraisal is current as at today's date and market, and is subject to change in line with market conditions.